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Humboldt Bay Harbor, Recreation and Conservation District

(707) 443-0801 P.O. Box 1030 Eureka, California 95502-1030



FY 2021 Brownfields Assessment Grant

Narrative Information Sheet

1. Applicant Identification

Humboldt Bay Harbor, Recreation and Conservation District (Harbor District, or District)

Mailing address: P.O. Box 1030, Eureka, California 95502-1030

Physical address: 601 Startare Drive, Eureka, California 95501-0765

2. Funding Requested

a. Assessment Grant Type: Site-specific

b. Federal Funds Requested

- i. \$200,000
- ii. The District is not requesting a Site-specific Assessment Grant waiver.

3. Location

- a. Samoa
- b. Humboldt County
- c. California

4. Property Information for Site-Specific Applications

Redwood Marine Terminal 1 (RMT 1) Samoa CA, 95564 (RMT 1 does not have a site address). The project area is a former lumber mill/shipping facility that now has multiple property owners. The assessment grant is proposed to cover the following Assessor Parcel Numbers (APNs) and the adjacent near shore area:

Assessor Parcel Number		Approx. area
(APN)	Property Owner	(acres)
401-031-040	Humboldt Bay Harbor Recreation & Conservation District	67 acres
401-112-024	Humboldt Bay Development Association – Managed by the Harbor District	16 acres
401-112-011, 401-112-012, and tidelands with no APN	Near-shore tidelands held in trust by the Harbor District (for the State of California)	62 acres
401-031-061, 401-112-013, 401-031-054	California Redwood Company	58 acres
401-031-071, 401-112-029	Sniper Enterprises LLC	29 acres
401-031-070, 401-031-055	Samoa Pacific Group LLC	38 acres

5. Contacts

a. Project Director

Larry Oetker, Harbor District Executive Director (707) 443-0801, loetker@humboldtbay.org P.O. Box 1030, Eureka, California 95502-1030

b. Chief Executive/Highest Elected Official

Larry Oetker, Harbor District Executive Director (707) 443-0801, loetker@humboldtbay.org P.O. Box 1030, Eureka, California 95502-1030

6. Population

Target area: Samoa Census Designated Place total population: 284¹

Humboldt County total population: 135,558²

Forty percent of the County's population lives in the 11 census tracts that ring the bay. These are the low-lying areas susceptible to tsunami inundation and have been disproportionally affected by the decline of resource-based industries and the subsequent creation of brownfield properties. The unemployment and poverty rates in the area are higher than the state and national averages. The median income for the area is almost half that of the statewide level.

7. Other Factors Checklist

Other Factors	Page #
Community Population is 10,000 or less.	4
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	n/a
The priority brownfield site(s) is impacted by mine-scarred land.	n/a
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority site(s) is in federally designated flood plain.	n/a
The reuse of priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficient measures.	2, 3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within target area.	n/a

8. Letter from the State Environmental Authority

Attachment: North Coast Regional Water Quality Control Board October 8, 2020 letter.

 $^{^{}m 1}$ US Census, 2018 American Community Survey, Total Population, Table B01003.

 $^{^{\}rm 2}$ US Census, 2019 American Community Survey, Total Population, Table B01003.





North Coast Regional Water Quality Control Board

October 8, 2020

Noemi Emeric-Ford U. S. Environmental Protection Agency, Region 9 Brownfield Program 75 Hawthorne Street San Francisco, CA 94105 Emeric-Ford.Noemi@epa.gov

Dear Noemi Emeric-Ford:

Subject: U.S. Environmental Protection Agency Brownfield Assessment Grant Humboldt Bay Harbor Recreation and Conservation District, Humboldt

County, California - Letter of Acknowledgement

The California Regional Water Quality Control Board, North Coast Region, is the lead regulatory agency responsible for the investigation and remediation of contaminated sites in Humboldt County, California. Through various initiatives, the Regional Water Board works cooperatively with state and local agencies to foster Brownfields redevelopment and achieve cost-effective, successful assessment of sites, while safeguarding public health and the environment.

The Regional Water Board acknowledges and supports the Humboldt Bay Harbor District's efforts to apply for and obtain a FY21 federal brownfields assessment grant. District staff representatives have been in contact with this office about the planned assessment activities.

We appreciate the opportunity to voice our support of this funding. Please contact me if you have any questions at (707) 570-3769 or Heidi.M.Bauer@waterboards.ca.gov.

Sincerely,

Digitally signed by Heidi

Bauer

Date: 2020.10.08 14:56:53

Heidi M. Bauer, P.G. Senior Engineering Geologist Site Cleanup Unit Supervisor

201008_PBN_er_HumboldtBayHarborDistrict_Brownfield

cc: Larry Oetker, Executive Director, Humboldt Bay Harbor Recreation and Conservation District, loetker@humboldtbay.org

VALERIE L. QUINTO, CHAIR | MATTHIAS ST. JOHN, EXECUTIVE OFFICER

IV.E Narrative/Ranking Criteria

1. Project Area Description and Plans for Revitalization

- a. Target Area and Brownfields
 - i. <u>Background and Description of Target Area</u>

The proposed assessment site is Redwood Marine Terminal I (RMT I) in Samoa, California (Samoa census designated place). The Samoa Peninsula is located on a spit separating Humboldt Bay from the Pacific Ocean. Located approximately 265 miles north of San Francisco, Humboldt Bay is the second largest enclosed bay in California and the largest port between San Francisco and Coos Bay, Oregon. Before the 1800's, the region was home to the Wiyot people. Within 20 years of European settlement the tribe's population had been reduced by 90% due to massacres, disease, and forced displacement. The Humboldt Bay region quickly became the socio-economic focal point of Humboldt County as the massive old growth redwood stands were felled and processed into lumber. The bay shore lands were diked to create space for mills, piers, shipyards, railroads, tanneries, fuel depots, residential development and croplands to serve the growing population. The resources that supported this growth eventually dwindled, and facilities around the bay began to close. These industries left behind a legacy of contaminated brownfield properties ringing the bay. Working-class communities around the bay, including the Town of Samoa adjacent to the target area, have been hard hit by negative repercussions of brownfields. Lumber mills, pulp mills, plywood factories, ship building and repair facilities, docks, piers, port facilities, rail lines, and fish processing facilities have all left their mark. These brownfield sites are large and often had multiple recognized environmental conditions including aging and dangerous structures, failing infrastructure, and hazardous materials; and are now idle or underutilized.

As old growth logs became scarce, the timber industry and the local economy adjusted to smaller logs and two pulp mills were built on the peninsula in the 1960s. The target area was developed as a major lumber mill and shipping facility. Adjacent pulp mills operated until closed in 1991 and 2010. This last pulp mill property, renamed Redwood Marine Terminal II (RMT II), was purchased by the Humboldt Bay Harbor Recreation and Conservation District (Harbor District or District) for \$1 in 2013, which reflected the degree of contamination on that site. The Harbor District in collaboration with the USEPA identified that the primary concern was above ground storage tanks containing approximately four million gallons of highly caustic liquids (pH greater than 13). Five of these tanks were not designed to store caustic liquids and periodic seismic activity caused grave concern regarding their stability. In collaboration with EPA and others, significant work has been completed to assess and remove contamination from this adjacent site. Thanks in a large part to the USEPA Brownfield program, the Harbor District has adaptively redeveloped this property from a pulp mill to an aquaculture cluster with a total of 18 business's and a current lease with Nordic Aquafarms to construct a new 600,000 square feet recirculating aquaculture facility with approximately \$400 million investment over the former pulp mill property. This aquaculture project is currently in the permitting phase of development

The RMT I target area is located directly adjacent to Humboldt Bay and other identified brownfield sites that have been successfully remediated and are now being redeveloped. The Town of Samoa located northwest of RMT I is a former logging town that after decades of planning has received regulatory approvals and is currently being developed with a new wastewater treatment facility, improvements to existing single-family housing, new multi-family housing, and significant infrastructure improvements. The Brownfield clean-up funding is anticipated to result in over \$60 million in private investment in the Town of Samoa. The RMT I target area assessment will build upon and complement ongoing work that has been conducted on adjacent sites.

ii. Description of the Priority Brownfield Site –

This brownfield assessment grant focuses on 11 parcels and adjacent nearshore area comprising

approximately 270 acres. The upland area consists of nine parcels with approximately 182 acres, and the nearshore tidal area is approximately 88 acres in size and extends the length of the planned redevelopment area. The upland area was previously occupied by mill, port and rail operations that are known to have impacted soil and groundwater with hazardous substances and petroleum hydrocarbons. Documentation reviewed for the priority Brownfields site showed most of the known impacts from historical operations have been investigated and properly closed under regulatory oversight. A total of three petroleum sites identified in the planned redevelopment area were determined to require no further action and are not considered of significance for this assessment grant. The focus of this site specific assessment grant will be to investigate operations associated with a former planner mill that treated wood with pentachlorophenol (PCP), the operation of a conical shaped burner and resulting dioxin contamination, and the impacts from upland operations to the near-shore sediment.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The Harbor District continues to prepare RMT I and adjacent areas on the Samoa Peninsula for the construction of a multi-purpose dock and associated upland support facilities, with offshore wind energy as the anchor tenant. Several Federal, State, and private industry studies have identified Humboldt Bay and the RMT I terminal specifically as the preferred west coast port to develop an offshore wind economic cluster. Humboldt Bay is ideally positioned as the closest offshore wind turbine assembly facility and deployment port by the Bureau of Ocean Energy Management (BOEM) north coast lease areas which is only 30 miles offshore of Humboldt Bay. BOEM intends to request lease proposals for this lease area in the spring of 2021. The Samoa Peninsula has under-utilized Coastal Dependent Industrial designated lands that are perfectly situated to support the operations necessary to assemble, deploy, repair and maintain wind energy turbines. Once developed, the facilities can be utilized to construct/ assemble offshore wind turbines and associated components to tow them to other offshore locations on the west coast. According to recently released federal Bureau of Ocean Energy Management report and many industry experts, California's most viable site for final assembly of offshore turbines is the Port of Humboldt Bay. RMT I revitalization will allow the community to realize benefits from this unique industrial site.

The District proposes to expand RMT I to a multi-purpose marine terminal. The terminal is envisioned as a flexible maritime transportation facility with marine cargo and floating offshore wind component assembly on site, and long-term operation and maintenance services. The multi-purpose dock and upland facilities will accommodate offshore wind facilities, while continuing to support local commercial fishing and aquaculture. This vison for a multi-purpose marine terminal aligns with continuing efforts in the area including revitalization efforts outlined in the Humboldt County General Plan Economic Development and Energy Elements, the off-shore wind energy feasibility studies lead by Humboldt State University's Schatz Energy Research Center, and renewable energy efforts by the Redwood Coast Energy Authority. Extensive work is already underway by local agencies and private companies to advance the development of offshore wind power generation. Redwood Coast Energy Authority with support from a consortium of private companies submitted a lease application to Bureau of Ocean Energy Management and have been working with members of the community since 2017 to explore and develop the offshore wind potential of Humboldt County. The Schatz Energy Research Center project is finalizing an in-depth study and analysis of the electrical transmission, environmental impacts, port infrastructure, stakeholder involvement, and policy issues and needs associated with offshore wind development in the Humboldt Bay region. The District is focused on the port infrastructure development and will keep momentum going by taking port and land-based concept layouts developed as part of the Schatz Energy Research Center project to the next phase of permitting and environmental review. This brownfields assessment and subsequent clean-up of identified contaminants are critical to site redevelopment into a multi-purpose port to support offshore wind energy.

ii. Outcomes and Benefits of Reuse Strategy

Humboldt County has been featured in local, national and international news since 2017 as a potentially ideal location for offshore wind energy generation. The Redwood Coast Energy Authority, tasked with developing local renewable resources and energy-related economic advancement, has taken the lead on coordinating the extensive planning and research process required for what could be California's first floating offshore wind project. RMT I redevelopment into a multi-purpose dock to support renewable wind energy offers one of the most promising employment opportunities for Humboldt County in decades. Offshore wind energy will initially create jobs with the construction and rebuilding of the dock and will create long-term jobs by attracting a new industry to the area. The offshore wind industry offers a diverse array of employment opportunities that caters to different education and experience levels at every phase of development. In addition to supporting a wide array of jobs, offshore wind represents an excellent opportunity for California to build an inclusive economy that offers accessible, fair-wage jobs. RMT I redevelopment is vital for the offshore wind energy industry and could turn Humboldt County into a west coast energy hub. The offshore wind industry has indicated that they plan to invest more than one billion dollars to develop wind resources off Humboldt Bay.

Site redevelopment is intended to facilitate offshore wind energy and will incorporate energy efficiency measures into port operations. California's policymakers have strengthened the state's climate and clean energy targets and billions of dollars are being invested to transition to zero-emission cargo-handling equipment at major ports¹. The District intends to work with the Schatz Energy Research Center to develop and use clean energy throughout port operations. The Samoa Peninsula, including the project area, is located within an Opportunity Zone. The port development will provide income, employment and economic activity in this Opportunity Zone target area and community.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

The District is actively pursuing both public and private additional funding needed to revitalize RMT I port facilities. The District was awarded a \$65,000 Headwaters Fund grant in 2020 and has leveraged an additional \$65,000 of matching funds to pursue multi-purpose dock development at RMT I and conduct preliminary baseline studies at the project site. The Headwaters Fund requested that the Harbor District seek USEPA and Economic Development Administration funding for the project. If funds were committed, the Headwaters Board indicated that they would consider providing additional funding to complete the technical studies required to complete the CEQA/NEPA environmental review and discretionary land use permits. So far biological resources studies including wetland assessments and preliminary eelgrass surveys have been conducted for the project area. Cultural resource assessment have been completed on portions of the project area.

The Schatz Energy Research Center (SERC) is nearing completion of \$750,000 of grant funded studies which included a feasibility assessment of the project area to be used as a wind energy port. The research studies were funded by the California Ocean Protection Council, the Governor's Office of Planning and Research, and the Bureau of Ocean Energy Management. SERC has committed an additional \$15,000 to assist with the technical reports for port infrastructure. The District is focused on the port infrastructure development and will keep momentum going by taking port and land-based concept layouts developed as part of the SERC project to the next phase of permitting and environmental review.

ii. Use of Existing Infrastructure

The majority of the project area will be improved and utilized for wind turbine components storage and assembly; for wind energy support services; and other multi-purpose dock users. Existing utility

¹ California Ports Turn to Microgrids for Energy Security, Demand Flexibility. Justin Gerdes March 10, 2020. https://www.greentechmedia.com/articles/read/california-ports-turning-to-microgrids-for-energy-security-demand-flexibility

infrastructure will be upgraded to accommodate site reuse and a new modern dock permitted and constructed. This grant will stimulate additional funding resources needed for dock redevelopment as discussed above.

2. Community Need and Community Engagement

a. Community Need

i. The Community's Need for Funding

The target area has a higher percentage of people unemployed and living below the poverty level, compared to State and Federal data (Table 1). The median income for the area is almost half that of the statewide level. These statistics are indicative of a population of the working poor. Racial demographic data support a higher-than-Statewide percentage of Native Americans, but also a general lack of racial diversity.

Table 1: Demographic Information for the Project Area¹

	Samoa Census Designated Place (CDP)	Humboldt County	California	National
Population:	284	135,558	39,512,223	328,239,523
Unemployment Rate:	19.6%	6.6%	5.1%	4.5%
% below Poverty Level:	33.1%	19.6%	11.8%	12.3 %
% Minority:	36.6%	26.2%	67.5%	42.1%
Median Household Income:	\$42,292	\$51,662	\$80,440	\$65,712
% American Indian/Alaska Native	4.6%	6.4%	1.6%	1.3%
¹ Data is from the 2018 and 2019 American Community Survey and is available at http://www.census.gov/ .				

The decline of the timber industry and subsequent mill closures have left a void in the areas employment structure. This project aims to facilitate port revitalization and infrastructure improvements to support offshore wind energy and other coastal dependent uses that will provide living wage jobs. Before these properties can be redevelopment Phase I/Phase II environmental site assessments must be conducted.

The Harbor District is Humboldt Bay's Port Authority which provides critical shipping infrastructure and support for channel and harbor dredging along with vessel pilot services. The Harbor District has faced significant budget challenges for the last decade. The District has incurred long-term debt to finance environmental cleanup costs associated with the RMT II property. Dredging costs to deepen and maintain the shipping channel have increased, and harbor charges, pilot fees and tideland leases have decreased. For these reasons, the Harbor District does not have the resources to take on brownfields assessment without funding assistance. Local conditions also continue to be affected by the general decline in economic conditions, which has been exacerbated by COVID-19.

ii. Threats to Sensitive Populations

1. Health or Welfare of Sensitive Populations

Sensitive populations include children and minority groups and low income populations; public health statistics indicate cause for concern in Humboldt County. Humboldt Bay is listed as impaired for dioxin by the California Water Quality Control Board. The source of this dioxin is the residue from the combustion of wood waste and wood preservative chemicals. This dioxin makes its way into the bay sediments through drainage channels and erosion. Dioxins and dioxin precursors are persistent and bio-accumulate as they move up the food chain and have been shown to have immunotoxicity, endocrine effects and tumor-promoting tendencies. The concentrations found in bay sediments are typically low, but dioxin exposure at any level is a concern for most people.

Although toxic or carcinogenic effects from RMT I cannot be cumulatively quantified with respect to other brownfields in the vicinity, contamination and past industrial uses of the site have definitely impacted property values, unemployment, and poverty in the target area and community. These social factors, along with contamination of the RMT I site, contribute to poor public health documented in the target area. Project area redevelopment will likely decrease social and environmental health impacts.

2. Greater Than Normal Incidence of Disease and Adverse Health Conditions
Target community residents have dramatically worse mortality rates than California residents as a whole. In 2012, Humboldt County's deaths from all causes was the second highest of all California counties (deaths from all causes of 865 vs. 632 per 100,000 statewide). Deaths from all cancers are similarly grim, with Humboldt County ranking third highest of all California counties. Other causes of death in Humboldt County and its rank among all counties are death from chronic lower respiratory issues (4th highest), strokes (highest), drug induced deaths (2nd highest), and suicide (3rd highest). There is a well documented trend in health inequity too, with non-white and Native Americans dying approximately 12 years earlier than white residents.

Childhood cancer diagnosis rates are increasing in Humboldt County, as they are for all of California.³ Statewide, the diagnosis rate is highest for white children (19.2 per 100,000), and lowest for Native American children (12.2). In Humboldt County, the childhood cancer diagnosis rate (16.4 cases per 100,000). A much higher percentage of people in the target area and community do not have health insurance.

Table 2: Health Information for the Project Area^{1,2,3}

	Samoa Census Designated Place (CDP)	Humboldt County	California	National
Population Uninsured:	13.4%	7.5%	7.7%	9.2%
Population Uninsured under 19 years:	0%	6.9%	3.8%	5.2%
Cancer Mortality Rate:	N/A	162.7	140.3	155.5

Data is from the 2018 and 2019 American Community Survey and is available at http://www.census.gov/.

²Data is from the 2014-2018 National Cancer Institute and is available at https://statecancerprofiles.cancer.gov/index.html

³Data is from the 2018 Humboldt County Community Health Assessment Report and is available at

https://humboldtgov.org/DocumentCenter/View/71701/2018-Community-Health-Assessment-PDF

It is difficult, if not impossible, to draw a straight line from the impact of Humboldt County's industrialized past and its current brownfield problem and the extremely high rates of mortality due to cancers. People are dying in the county at rates much higher than the statewide average. The Census Bureau shows that Humboldt County's poverty level is substantially higher than the state average, and its household income is also lower. Perhaps the mix of poverty and rural character is a factor, creating a physical and socio-cultural isolation that could be affecting health.

3. Disproportionality Impacted Populations

The area is the ancestral homeland of the Wiyot tribe; the tribe has been disproportionately affected by brownfields in the region as well. The tribe has come back from the brink of non-existence. In 1860, tribe was the victim of a massacre and subsequent resettlement that removed the tribe from their ancestral homeland on Humboldt Bay. The Wiyot tribe has survived and, for the first time in over 150 years, celebrated a World Renewal Ceremony on the Tuluwat Village site on Indian Island, an island that sits

² California Department of Public Health and California Conference of Local Health Officers. 2012. County Health Status Profiles 2012. http://www.cdph.ca.gov/pubsforms/Pubs/OHIRProfiles2012.pdf

³ Kidsdata.org. 2015. Childhood cancer diagnoses rise in Northern California counties. September 23, 2015. http://www.kidsdata.org/blog/?p=7448

within Humboldt Bay. In 1981, the Wiyot Reservation, or Table Bluff Rancheria, was officially recognized by the federal government. In recent years, the tribe has been actively working toward restoration of the bay; progress has been made, but there is still more work to be done. Tribal members often gather clams from the tidal mud flats on the south end of the bay. The safety of this traditional food source is in question as the region's brownfields go without cleanup.

Table 1 shows that the area adjacent to Humboldt Bay, and the County as a whole, have higher rates of poverty and unemployment than the State of California and the nation as a whole. The median household income for the area is almost half than that of the state as a whole. The County of Humboldt is home to several American Indian tribes, and many of these tribal members reside in the project area. The percentage of American Indians in Humboldt County is five times the national average. Tribal members suffer disproportionally from high regional unemployment and poverty rates.

b. Community Engagement

i. Project Involvement

The following project partners have been involved in the planning process and have pledged support.

ii. Project Roles

Name of Organization/ Entity/	Specific roles in the project or assistance provided
Group and Point of Contact	
Humboldt State University's	SERC is leading a team conducting a range of studies to assess
Schatz Energy Research Center	the feasibility of offshore wind development for the region off
(SERC)	Humboldt Bay, California. These initial studies included
	energy generation and transmission; economics and job
Arne Jacobson,	development; port and coastal infrastructure; environmental
arne.jacobson@humboldt.edu	and geological systems; and community needs and goals for
(707) 826-4345	shared ocean resources.
Redwood Coast Energy Authority	RCEA, with support from a consortium of private companies,
(RCEA)	submitted a lease application to Bureau of Ocean Energy
Matthew Marshall,	Management to advance the development of an offshore wind
mmarshall@redwoodenergy.org	energy project. RCEA will continue to be consulted during site
(707) 269-1700	assessment and redevelopment.
Samoa Pacific Group LLC	Property owner who will benefit from the assessment grant
Dan Johnson (b) (6)	and site redevelopment.
Green Diamond Resource Co.	Property owner who will benefit from the assessment grant
Pete Jackson (b) (6)	and site redevelopment.
Sniper Properties	Property owner who will benefit from the assessment grant
Heidi Schneider (b) (6)	and site redevelopment.
Humboldt County Office of	The Office of Economic Development serves as Humboldt
Economic Development	County's resource center for economic, business, and
Scott Adair (707) 445-7745	workforce development and will continue to support project
sadair@co.humboldt.ca.us	efforts and site redevelopment.

iii. <u>Incorporating Community Input</u>

Prior to application submittal, the Harbor District Board of Commissioners authorized staff to submit the grant application at a public hearing (videoconference meeting due to COVID-19 restrictions). The public had the opportunity to provide input on this project at that time. The District will continue longstanding partnerships at the local level in addition to working with state and federal agencies to ensure all relevant

parties are well informed of the project activities and opportunities for participation. The District's overall community involvement program will promote two-way community and District communication and provide opportunities for stakeholder and community understanding. Prior to the commencement of the project adjacent property owners and the community will be informed using virtual (webpage, email, social media) and other non-digital (flyers, newspaper ads) methods. Assessment results will be reported, and remediation and reuse plans will be discussed. If social distancing and/or other COVID-19 restrictions are still in place, meetings will be held virtually. The final outputs of the project and the opportunities for next steps will be advertised and discussed at regularly scheduled Harbor District Board meeting(s) (all Board meetings are currently conducted via videoconference due to COVID-19 restrictions). Grant outcomes will also be publicized on the District's website.

3. Task Descriptions, Cost Estimates, and Measuring Progress

a. Description of Tasks/Activities and Outputs

Task 1: Project Management and Planning

Task Description: This task is the overall management and planning of the grant by District Staff that will run the duration of the project (2 years). This task will include:

- Working with USEPA
- Completing required paperwork including quarterly reports
- Development of Request for Proposal(s) and/or other materials related to selecting contractors or entering into a contract for the proposed work
- Contracting with subcontractors as needed for environmental assessments
- Coordinating legal activities for applicable agreements
- Overall management to ensure effective use of EPA funds
- Attending meetings and conferences related to brownfields

Deliverables:

- A Project Management Plan
- RFP/ RFQ or other contractor selection documents
- Quarterly progress reports, MBE/WBE reporting
- Final project report
- Correspondences with USEPA as needed.

Task 2: Phase I and Phase II Environmental Site Assessment, Additional Phase II Sampling, and Cultural Monitoring

Task Description: The District will conduct a 40 CFR 31.36 compliant procurement process and prior to engaging in any contracts will check licensure and debarment status of all selected contractors. Program staff will act as a liaison between the contractors and the property owner. A Property Profile Form (PPF) will be completed for each of the 10 parcels in the project after the Phase I Environmental Site Assessments (ESA) are completed. Pending the discovery of Recognized Environmental Conditions, Sampling and Analysis Plans (SAP) will be prepared by the contractors and will be reviewed and approved by USEPA. Upon receipt of SAP approval, and prior to earth disturbing sampling procedures, the District will contract with a Tribal Historic Preservation Office to provide cultural monitors for cultural resources protection. Currently three Phase II ESAs have been identified in the redevelopment area that include: former Samoa Planer Mill, former Hammond Lumber Mill, and near shore sediment.

Contractual Task Budget Breakdown:

Phase I Environmental Site Assessments (ESAs), 11 parcels: \$35,430 Phase II ESAs, Preparation of Plans, Field Program, Laboratory Testing, and Reporting: \$93,210

Cultural Resource Monitoring: \$6,400

Deliverables & Schedule: The Phase I ESA will be conducted within the first 6-8 months, the Phase II ESAs will be complete within the first year and a half of the project.

- 10 Property Profile Forms
- Phase I Environmental Site Assessments
- Sampling and Analysis Plans and revisions
- Phase II Environmental Assessment Reports

Task 3: Remediation Planning

Task Description: Cleanup and End Use Planning Task activities may include: additional sampling analysis plans and sampling needed for the development of a remedial action plan, site reuse planning, cleanup planning and/or cost estimates for a cleanup action. Task will include correspondence with State Cleanup Authority to ensure the collaborative development of an acceptable cleanup plan. Activities may also include identifying private owner cleanup resources, habitat restoration funding, investigation of trail or conservation easement practices, development agreements to guarantee recreational access to subject properties, conferring with other Brownfields reuse programs, collaborating with local industry groups and businesses to develop beneficial reuse of brownfields.

Deliverables and Schedule: Remediation planning will be completed during the second year of the project.

- Correspondence with State Cleanup Authority
- Draft and Revised Remedial Action Plans
- Site Reuse Plans
- Additional Sampling and Testing Results (if necessary)

Task 4: Community Involvement

Task Description: Community involvement will drive this Grant and will take place throughout the proposed two-year project term. The Harbor District will update its existing Community Participation Plan for this project. The updated community involvement plan will ensure informed public participation at every step of the project – prior to contracting for environmental assessments, when assessment results are received and prior to remediation planning. The plan addresses communication methods (e.g. workshops) and content (e.g. brownfields information, site specific information, and project status). The Harbor District will communicate with all parties via its web-site, direct e-mails to interested parties, and community flyers, fact sheets and press releases.

The Community Involvement Plan goals will be to:

- Provide the public with timely, relevant information and education to improve participation and decision-making
- Build consensus and partnerships among community members, businesses, property owners, and developers
- Prepare for sustainable site redevelopment by engaging/educating the community
- Offer convenient mechanisms for public input on processes and outcomes
- Budget includes funds for travel to community meetings and site visits.

The project will solicit community feedback through a variety of means, including community information meetings, property owner interviews and publicized project phone and email contacts. If social distancing and/or other COVID-19 restrictions are still in place meetings will be held virtually.

Deliverables and Schedule: Community involvement will take place throughout the two-year project term.

- Community Involvement Plan
- Copies of fact sheets
- Press releases & other outreach materials

Notes/summaries from outreach meetings and workshops

b. Cost Estimates

			Project Tasks (\$)			
	Budget Categories	Project Management & Planning	Phase I &II, Cultural Monitoring	Remediation Planning	Community Involvement	Total
	Personnel	\$6,500	\$3,250		\$2,800	\$12,550
ts	Fringe Benefits	\$2,860	\$1,430		\$1,232	\$5,522
Costs	Travel ¹	\$5,000				\$5,000
ct	Equipment ²		\$1,500			\$1,500
Direct	Supplies					
Q	Contractual Other (subawards by type)		\$135,040	\$27,344	\$3,520	\$165,904
Tota	l direct Costs ³	\$14,360	\$141,220	\$27,344	\$7,552	\$190,476
Indir	rect Costs ³	\$718	\$7,061	\$1,367	\$378	\$9,524
Total Budget (Total Direct + Indirect Costs)		\$15,078	\$148,281	\$28,711	\$7,930	\$200,000

¹Travel to brownfields-related conferences is an acceptable use of these grant funds. Travel funds will be used to attend the USEPA National Brownfield Conference September 27-30, 2021.

c. Measuring Environmental Results

A progress report will be prepared quarterly to evaluate compliance with the approved scope, schedule, and milestones. Key milestones include; contracting, Phase I and Phase II ESAs, remediation planning and community involvement. Outputs will be tabulated including: number of public meetings, complete Phase I ESAs and Phase II ESAs, and completed Remedial Action Plans. Outcomes will be tracked and measured by tabulating the number of properties that benefited from the project.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Structure

The Harbor District intends to ensure the timely and successful implementation of this project by using a collaborative approach to project management. The Harbor District is a small agency with a diverse set of roles. The Harbor District has successfully managed EPA and other Federal, State, and local grant funded projects. Harbor District has capacity to manage all technical, administrative and financial requirements of the project and grant within required timeframes. Key staff members on the project team are listed below.

ii. Description of Key Staff

Larry Oetker – Harbor District Executive Director; is authorized by the District Commissioners to sign all grant paperwork. Larry has over 20 years of grant management experience.

Adam Wagschal – Harbor District Deputy Director; manages various Harbor District programs and grant funded projects.

Chris Mikkelsen – Harbor District Director of Facility Maintenance; will be the onsite coordinator for the assessment project and subsequent remediation activities.

²EPA defines equipment as items that cost \$5,000 or more with a > one year useful life.

Items costing less than \$5,000 are considered supplies. General, equipment not required.

³Administrative costs (direct and/or indirect) for the Assessment Grant applicant itself cannot exceed 5% of the total EPA-requested funds.

Mike Foget - Harbor District Contract Engineer. He has 20 years of brownfield issues experience and has been the lead staff person on several EPA funded grant projects. In addition to the brownfields program, he works on District economic and infrastructure development projects.

Mindy Hiley – Harbor District Director of Administrative Services coordinates Harbor District fiscal reporting including grant projects. She specializes in management of District's funds.

iii. Acquiring Additional Resources

The team will procure contracts for services, including consultant contracts, and conduct cost and price analyses, to the extent required by the procurement provisions of EPA regulations.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

Year Awarded,	Output, Outcomes, Measures of Success	Compliance, Schedule, and
Amount & Purpose		Completion
2019 - \$70,000	Through this grant, 18 soil borings were	The Harbor District submitted
Redwood Marine	completed across the site to assess	quarterly reports on project
Terminal II Targeted	subsurface conditions for contaminants of	progress and is conducting
Brownfield	concern. Results of the investigation	ACRES reporting as specified
Assessment	provided information on historical data	by grant conditions. All field
(subsurface soil	gaps that are being utilized for corrective	components associated with
sampling)	action and redevelopment. Results of the	the grant have been completed.
	assessment have been posted in the case	At close out of the grant in
	file on the State of California Geotracker	2019 there were \$0 of granted
	database.	funds remaining.
2017 - \$200,000	Through this grant, the segregation and	The District is in the process of
Redwood Marine	characterization of demolition debris was	completing this grant; 100% of
Terminal II Debris	completed for site reuse and disposal.	the grant funds have been
Cleanup Project	Contractor was able to process stockpiled	drawn down. The District is
(BF-99T55301-0)	debris, separating waste material and	awaiting final invoices to
	recyclables, and demonstrate much of the	document the required
(targeted assessment	material was suitable to stay onsite for	matching funds and close out
and removal of	reuse. Agency approval for debris	the grant. A grant extension
contaminated debris	cleanup activities have been posted in the	from 12/31/20 to 3/31/21 was
piles)	case file on the State of California	recently approved for this
	Geotracker database. Closeout report for	project. The Harbor District
	the project is to be submitted in November	submitted quarterly reports on
	2020. This will be accurately logged in	project progress.
	ACRES.	
2017 - \$72,000	Through this grant hazardous building	The Harbor District reported
County of Humboldt	materials and soil were removed from the	quarterly to Humboldt County
Brownfield Cleanup	Samoa Roundhouse property. Materials	on project progress. At close
Revolving Loan Fund	were removed in accordance with the	out of the grant there were \$0
Samoa Shops	previously prepared Targeted Brownfields	of granted funds remaining.
Subgrant Agreement	Assessment.	

- ii. <u>Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements</u>— **Does Not Apply**
- iii. Never Received Any type of Federal or Non-Federal Assistance Agreements **Does Not Apply**

III.B Threshold Criteria Responses

1. Applicant Eligibility

- a. The applicant is Humboldt Bay Harbor Recreation and Conservation District (Harbor District or District), a county-wide independent special district and thus eligible to apply for this Grant (DUNS # 184473049).
- b. The Harbor District was established by California Statutes of 1970, Ch. 1283, as amended.

2. Community Involvement

The Harbor District will continue to engage the community and stakeholders in the following ways:

- a. Prior to application submittal, the Harbor District Board of Commissioners authorized staff to submit the grant application at a public hearing (videoconference meeting due to COVID-19 restrictions). The public had the opportunity to provide input on this project at that time.
- b. After the assistance agreement has been signed an announcement through print and web media will be published.
- c. The District's overall community involvement program will promote two-way community and District communication and provide opportunities for stakeholder and community understanding.
- d. The District will continue longstanding partnerships at the local level in addition to working with state and federal agencies to ensure all relevant parties are well informed of the project activities and opportunities for participation.
- e. Prior to the commencement of the project, adjacent property owners and the community will be informed using virtual (webpage, email, social media) and other non-digital (flyers, newspaper ads) methods.
- f. The methods above will be repeated after the assessment phase of the project has been completed. At this time assessment results will be reported, and remediation and reuse plans will be discussed. If social distancing and/or other COVID-19 restrictions are still in place, meetings will be held virtually.
- g. The final outputs of the project and the opportunities for next steps will be advertised and discussed at regularly scheduled District Board meeting(s). Grant outcomes will be publicized on the District's website.

3. Expenditure of Assessment Grant Funds

The Harbor District does not have an active EPA Brownfields Assessment Grant.

Note: The District is completing an EPA Cleanup Grant at Redwood Marine Terminal II (BF-99T55301-0) in which 100% of the grant funds have been drawn down. All contaminated material was removed and the District is awaiting final invoices to document the required matching funds and close out the grant. A grant extension from 12/31/20 to 3/31/21 was recently approved for this project.

III.C. Additional Threshold Criteria for Site-Specific Applications

1. Basic Site Information

- a. Site name: Redwood Marine Terminal I (RMT I)
- b. Address: Samoa CA, 95564 (RMT I does not have a site address). For the purposes of this project, RMT I is made up of multiple parcels along Humboldt Bay, adjacent to and east of the Town of Samoa in Humboldt County, CA.
- c. Ownership: The project area is a former lumber mill/shipping facility that now has multiple property owners. The assessment grant is proposed to cover the following Assessor Parcel Numbers (APNs) and the adjacent near shore area.

Assessor Parcel Number		Approx. area
(APN)	Property Owner	(acres)
401-031-040	Humboldt Bay Harbor Recreation & Conservation	67 acres
401-051-040	District	
401-112-024	Humboldt Bay Development Association –	16 acres
401-112-024	Managed by the Harbor District	
401-112-011, 401-112-012,	Near-shore tidelands held in trust by the Harbor	62 acres
and tidelands with no APN	District (for the State of California)	
401-031-061, 401-112-013,	California Redwood Company	58 acres
401-031-054	California Redwood Company	
401-031-071, 401-112-029	Sniper Enterprises LLC	29 acres
401-031-070, 401-031-055	Samoa Pacific Group LLC 38 acres	

2. Status and History of Contamination at the Site

The target area was developed as a major lumber mill and shipping facility from the late 1800s through the 1990s. Here, trains used to arrive with redwood logs to be milled and shipped out up and down the west coast and beyond. The RMT I target area is located directly adjacent to other identified brownfield sites that have been successfully remediated and are now being redeveloped. This brownfield assessment grant focuses on 11 parcels and nearshore tidelands comprising approximately 270 acres. The upland area consists of nine parcels with approximately 182 acres, and the nearshore tidal area is approximately 88 acres in size and extends the length of the planned redevelopment area. This assessment grant will focus on hazardous substances contamination.

The upland area was previously occupied by mill, port and rail operations that are known to have impacted soil and groundwater with hazardous substances and petroleum hydrocarbons. Documentation reviewed for the priority Brownfields site showed most of the known impacts from historical operations have been investigated and properly closed under regulatory oversight. A total of three petroleum sites identified in the planned redevelopment area were determined to require no further action and are not considered of significance for this assessment grant. The focus of this site specific assessment grant will be to investigate operations associated with a former planner mill that treated wood with pentachlorophenol (PCP), the operation of a conical shaped burner and resulting dioxin contamination, and the impacts from upland operations to the near-shore sediment. Large portions of the project area remain vacant and unused; part of the site is still used for timber storage. The existing 7-acre wooden

dock is significantly past its useful life and needs to be completely reconstructed in order to modernize the port to prepare for modern maritime industries.

The protection of water quality in Humboldt Bay is a primary concern. This is important to the surrounding community and commercial and recreational users of the bay. The information gathered by this project and the community relationships it continues to foster will ensure that any development activities that occur on the Samoa bay front are environmentally benign. Another environmental concern is sea level rise as a majority of this area is projected to be inundated by 2100 without shoreline structures or other protection measures. If not identified and remediated, inundation of upland areas could result in release of contaminants into the Bay.

As discussed above, the site became contaminated through operation of a pentachlorophenol application system and conical shaped burner. Corrective action and monitoring for most of the historic operational impacts was conducted and have received closure from regulatory agencies. The nature and extent of hazardous substances remaining on the subject parcels is not known at this time and will require further site review and characterization prior to redevelopment.

3. **Brownfields Site Definition**

The project site meets the definition of a brownfield. The parcels involved in this proposal are not listed or proposed for listing on the National Priorities List; not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and not subject to the jurisdiction, custody, or control of the U.S. government.

4. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the parcels for which Brownfields Grant funding is sought.

5. Sites Requiring a Property-Specific Determination

The site does meet any of the listed criteria and therefore does not need a Property-Specific Determination.

6. Threshold Criteria Related to CERCLA/Petroleum Liability

a. The District owns a portion of the project area as indicated in III.C.1(c) above. Therefore, the following responses address both the parcel owned by the District and the parcels owned by others. This Brownfield Grant focuses on hazardous substances contamination assessment.

i. EXEMPTIONS TO CERCLA LIABILITY

(1) Applicant Does NOT/Will Not Own the Site at Time of Application Submission

This response applies to the following parcels:

Assessor Parcel Number	Owner
401-112-024	Humboldt Bay Development Association Inc.

Assessor Parcel Number	Owner	
401-031-061, 401-031-054,	California Redwood Company	
401-112-013		
401-031-071, 401-112-029	Sniper Enterprises LLC Co	
401-031-070, 401-031-055	Samoa Pacific Group LLC	
401-112-011, 401-112-012	State of California – Harbor District trust	
	lands	

- a) The District did not arrange for the disposal of hazardous substances at the site (i.e. all parcels listed above) or transport hazardous substances to the site, and did not cause or contribute to any releases of hazardous substances at the site.
- b) The District has a cooperative relationship with all property owners and will continue to notify and coordinate with the property owners listed above regarding assessment activities and RMT I redevelopment planning. The property owners have agreed to be part of this project, will be given the opportunity to provide input on proposed assessment activities, and will allow site access as discussed below.
- c) The District will continue to coordinate with and will procure site access agreements with all property owners to conduct the work proposed in this grant proposal. All property owners have agreed to sign an access agreement prior to conducting any work or the property; or prior to the District signing the Grant Agreement if requested by EPA.

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY

(1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

This response applies to the following parcel owned by the Humboldt Bay Harbor Recreation & Conservation District: 401-031-040. The District qualifies for funding because the property was publicly owned and acquired prior to January 11, 2002.

- a) The Humboldt Bay Harbor Recreation and Conservation District holds lands in trust for the State of California in the Humboldt Bay area pursuant to Chapter 1283, Statutes of 1970, as amended. The District acquired the Redwood Marine Terminal I property as the result of a settlement agreement that established the project area shoreline property boundary.
- b) The District acquired the Redwood Marine Terminal I property on October 28,1982 as the result of a settlement agreement as noted above.
- c) All disposal of hazardous substances at the site occurred before the District acquired the property.
- d) The District has not caused or contributed to any release of hazardous substances at the site
- e) The District has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

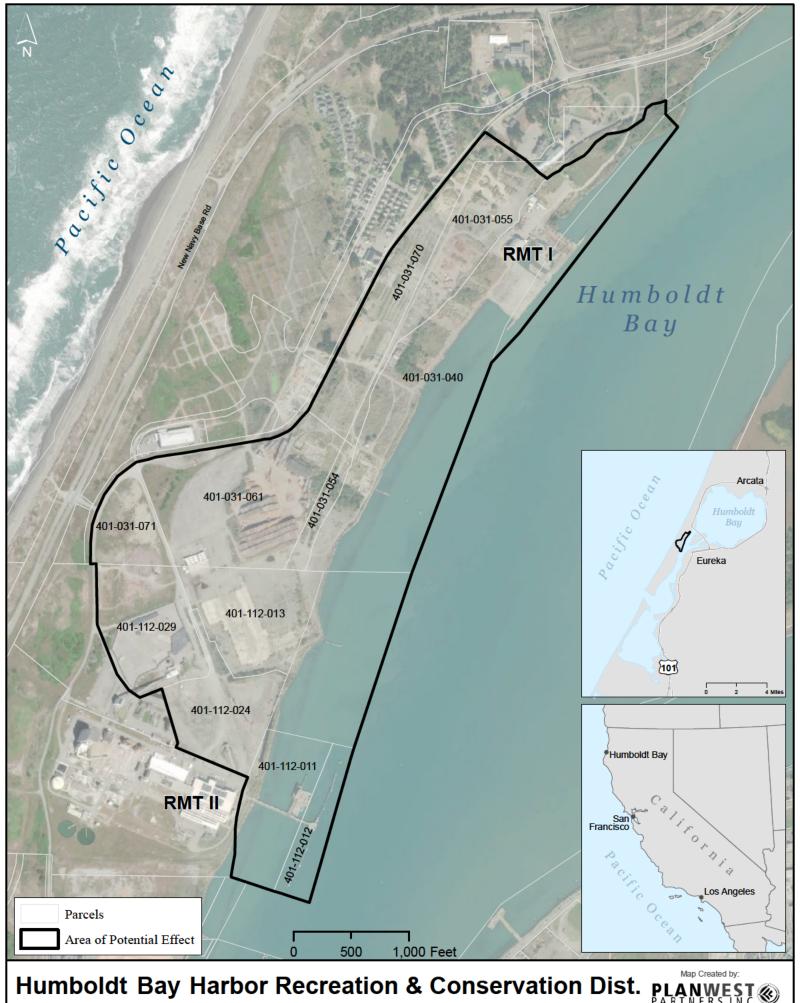
Not applicable

b. Property Ownership Eligibility – Petroleum Sites

Not applicable.

7. Waiver of the \$200,000 Limit

Not applicable.



Redwood Marine Terminal I (RMT I) - EPA Brownfields Grant



OMB Number: 4040-0004 Expiration Date: 12/31/2022

Application for Feder	ral Assista	nce SF	-424			
* 1. Type of Submission: Preapplication Application		∑ Ne			f Revision, select appropriate letter(s): Other (Specify):	
Changed/Corrected A	Application		evision			
* 3. Date Received:		4. Appli	cant Identifier:			
5a. Federal Entity Identifier:	:			5	5b. Federal Award Identifier:	
State Use Only:				1-		
6. Date Received by State:			7. State Application	Ide	entifier:	_
8. APPLICANT INFORMA	TION:					_
* a. Legal Name: Humbol	ldt Bay Ha	rbor R	ecreation and (Cons	nservation District	
* b. Employer/Taxpayer Idea	ntification Num	nber (EIN	I/TIN):	Iг	* c. Organizational DUNS: 1844730490000	
d. Address:				-		
* Street1: P.O.	Box 1030					
Street2:						
* City:	eka					
County/Parish:						
	California	a				
Province:						
	UNITED ST	TATES				
	02-1030					
e. Organizational Unit:				Т.		
Department Name:					Division Name:	
f Name and contact info	rmation of ne	erson to	he contacted on m	atte	ters involving this application:	_
Prefix:		7	* First Name		Larry	_ 1
Middle Name:						J
* Last Name: Oetker						7
Suffix:						J
Title: Executive Dire	ctor					
Organizational Affiliation:						
* Telephone Number: (70	07) 443-080	01			Fax Number: (707) 443-0800	Ī
* Email: loetker@humb	oldtbay.or	g				

Application for Federal Assistance SF-424					
* 9. Type of Applicant 1: Select Applicant Type:					
D: Special District Government					
Type of Applicant 2: Select Applicant Type:					
Type of Applicant 3: Select Applicant Type:					
* Other (specify):					
* 10. Name of Federal Agency:					
Environmental Protection Agency					
11. Catalog of Federal Domestic Assistance Number:					
66.818					
CFDA Title:					
Brownfields Assessment and Cleanup Cooperative Agreements					
* 12. Funding Opportunity Number:					
EPA-OLEM-OBLR-20-06					
* Title:					
FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS					
13. Competition Identification Number:					
Title:					
14. Areas Affected by Project (Cities, Counties, States, etc.):					
Add Attachment Delete Attachment View Attachment					
* 15. Descriptive Title of Applicant's Project: Redwood Marine Terminal I Brownfields Assessment Grant for Phase I and Phase II Environmental Site					
Assessments					
Attach supporting documents as specified in agency instructions.					
Add Attachments					

Application for Federal Assistance SF-424							
16. Congressional Districts Of:							
* a. Applicant	CA-002			* b. Program/Project	CA-002		
Attach an additio	nal list of Program/P	roject Congressional District	s if needed.				
			Add Attachment	Delete Attachment	View Attachment		
17. Proposed Project:							
* a. Start Date: 06/01/2021							
18. Estimated Funding (\$):							
* a. Federal		200,000.00					
* b. Applicant		0.00					
* c. State		0.00					
* d. Local		0.00					
* e. Other		0.00					
* f. Program Inco	ome	0.00					
* g. TOTAL		200,000.00					
* 19. Is Applica	tion Subject to Rev	view By State Under Exec	utive Order 12372 Pr	ocess?		_	
a. This app	ication was made a	available to the State unde	er the Executive Order	12372 Process for rev	riew on	_	
	is subject to E.O. 1	2372 but has not been se	lected by the State for	r review.			
c. Program	c. Program is not covered by E.O. 12372.						
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)							
* 20. Is the App	licant Delinquent C	On Any Federal Debt? (If	"Yes," provide expla	nation in attachment.)			
* 20. Is the App	licant Delinquent C	On Any Federal Debt?(If	"Yes," provide expla	nation in attachment.)			
Yes							
Yes	⊠ No		"Yes," provide explai	Delete Attachment	View Attachment		
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